



# **Downtown Revitalization Planning & Framework**

Goals & Policies

CEQA

Implementation  
Tools

**Belmont City Council Meeting**

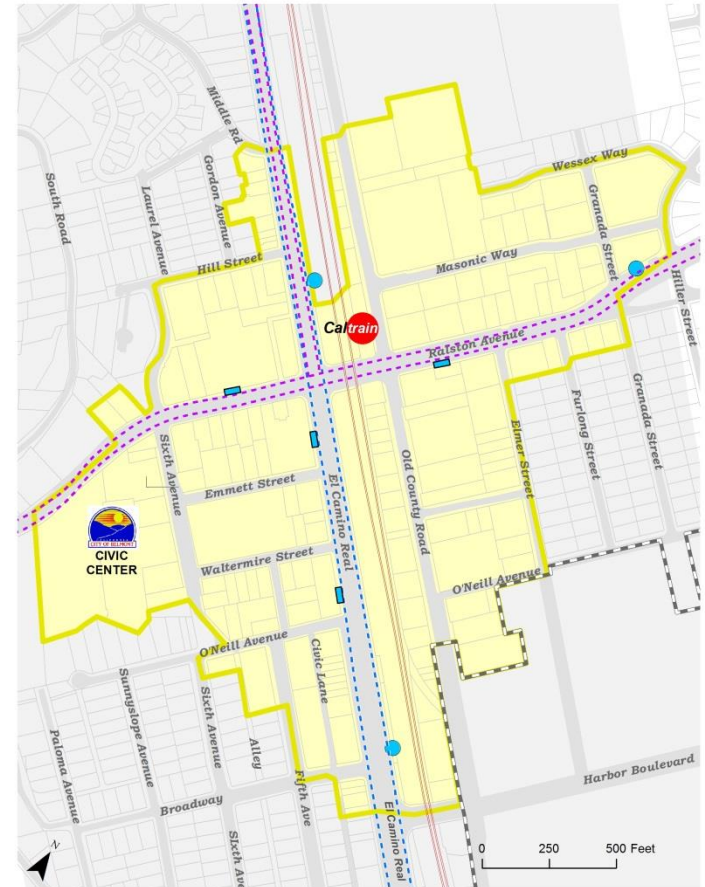
**February 11, 2014**

# Why is Downtown Revitalization Important?



# Where is Downtown Belmont?

- Belmont Village Priority Development Area (“PDA”)
  - Proximity to Surface Transportation Systems (Caltrain & SamTrans)
  - Proximity to Civic Center, NDNU, Major Employers
  - Proximity to SF/Silicon Valley Job Centers



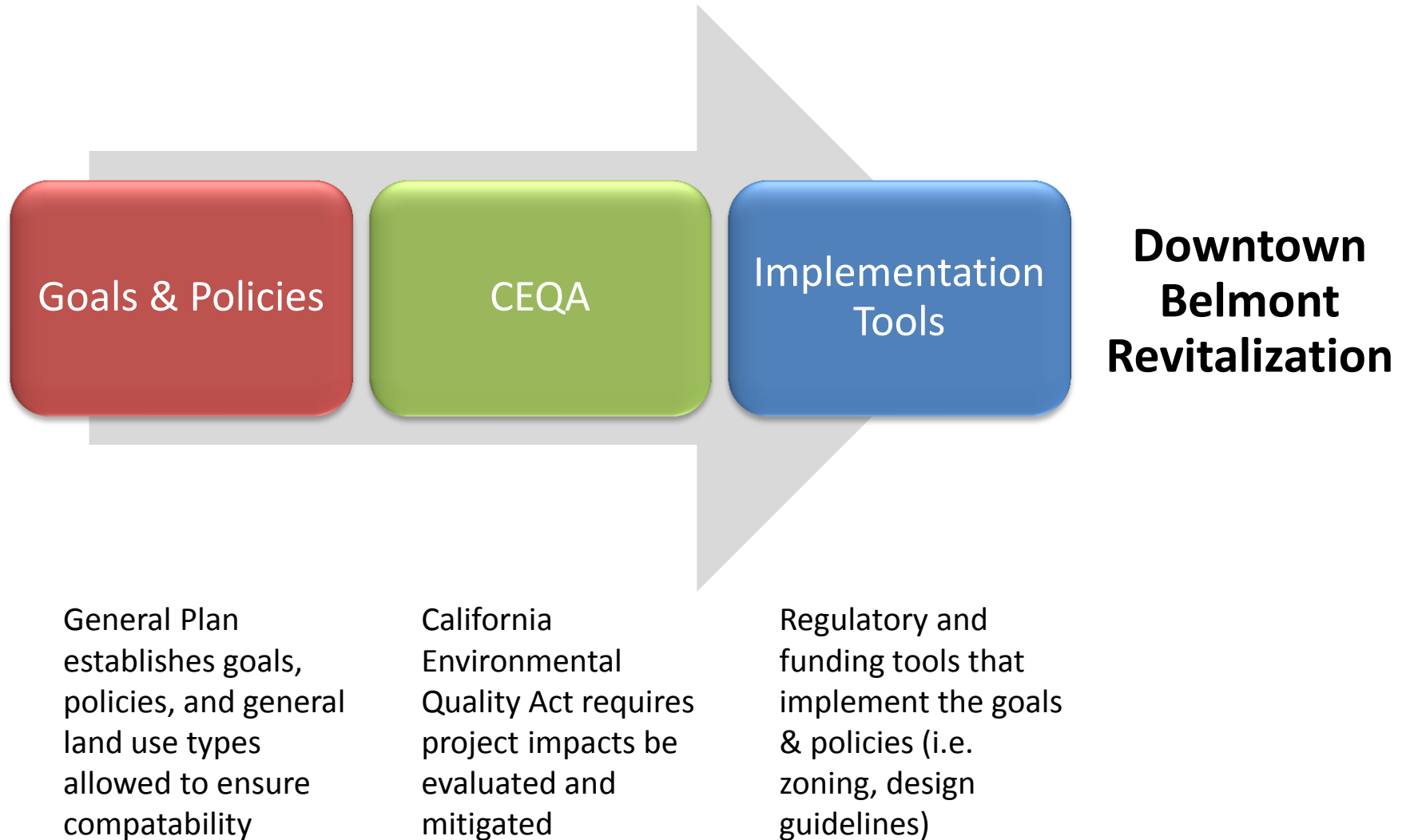
Belmont Village Priority Development Area

# Good Planning Facilitates Action

The City of Belmont must update it's policy, CEQA, and implementation documents in order to facilitate new development and revitalization in the Downtown, and to implement the City Vision Statement.



# Downtown Revitalization Planning Components



# Existing Goals and Policies



## Goals & Policies

**Belmont General Plan** (dated 1982) includes the following 7 mandated elements:

1. Land Use Element
2. Open Space Element
3. Circulation & Mobility Element
4. Housing Element\*
5. Conservation Element
6. Noise Element
7. Safety Element

\* State Housing Law Requires the Housing Element to be updated 4-8 years

# NEW Goals and Policies for Downtown



## Goals & Policies

### **1. Updated Land Use Element**

*Status: Working Draft Prepared*

### **2. Updated Circulation & Mobility Element**

*Status: Not Yet Prepared*

### **3. Updated Housing Element**

*Status: In Progress*

Plus the addition of a new element that focuses on Downtown Belmont:

### **4. Belmont Village Element**

*Status: Working Draft Prepared*

# Existing Tools for Implementation



## Tools

### **1. Belmont Zoning Ordinance:**

- Ongoing modifications to fit changing City and development needs.
- Complex process for creating site specific land use and zoning (CDP/DDP)
- Must be consistent with General Plan/Specific Plan

### **2. Downtown Specific Plan (1991):**

- Does not allow for high quality mixed use development
- Restrictive Floor Area Ratio

### **3. Design Guidelines:**

- Currently the City only has Single Family Residential Design Guidelines.



# NEW Tools for Implementation



## Tools

### 1. Belmont Village Zoning

- Implements the Goals and Policies outlined in the Belmont Village Element. Embodies form based zoning principles.
- Replaces the Downtown Specific Plan.

*Status: Working Draft Prepared.*

### 2. Belmont Village Design Guidelines

- Clear requirements for high quality architectural/design elements for new development.

*Status: Working Draft Prepared.*

### 3. Belmont Village Implementation Plan

- Based on ECHO II Belmont Case Study: Capital investments strategies, shared infrastructure opportunities, development feasibility study, etc.
- *Status: Grant Funding Application Submitted.*

# Existing Environmental Review (CEQA)



## 1. Project Specific Environmental Review

- The California Environmental Quality Act (CEQA) requires that specific project impacts be evaluated and mitigated.
- Creates a potentially significant delay of time and a cost burden for developers.
- The proposed General Plan updates, Zoning/Design Guidelines, and Implementation Plan all are subject to CEQA review.

# NEW Environmental Review (CEQA)



## 1. Belmont Village & Land Use Element Program EIR

- Analyze all potential environmental impacts resulting from forecasted levels of development permitted by new General Plan and Zoning regulations, enabling future development proposals to “tier” off this EIR.

*Status: Requesting Program EIR Work Proposals*

## 2. Housing Element (Initial Study)

- Scope of Work Includes Preparation of CEQA document.

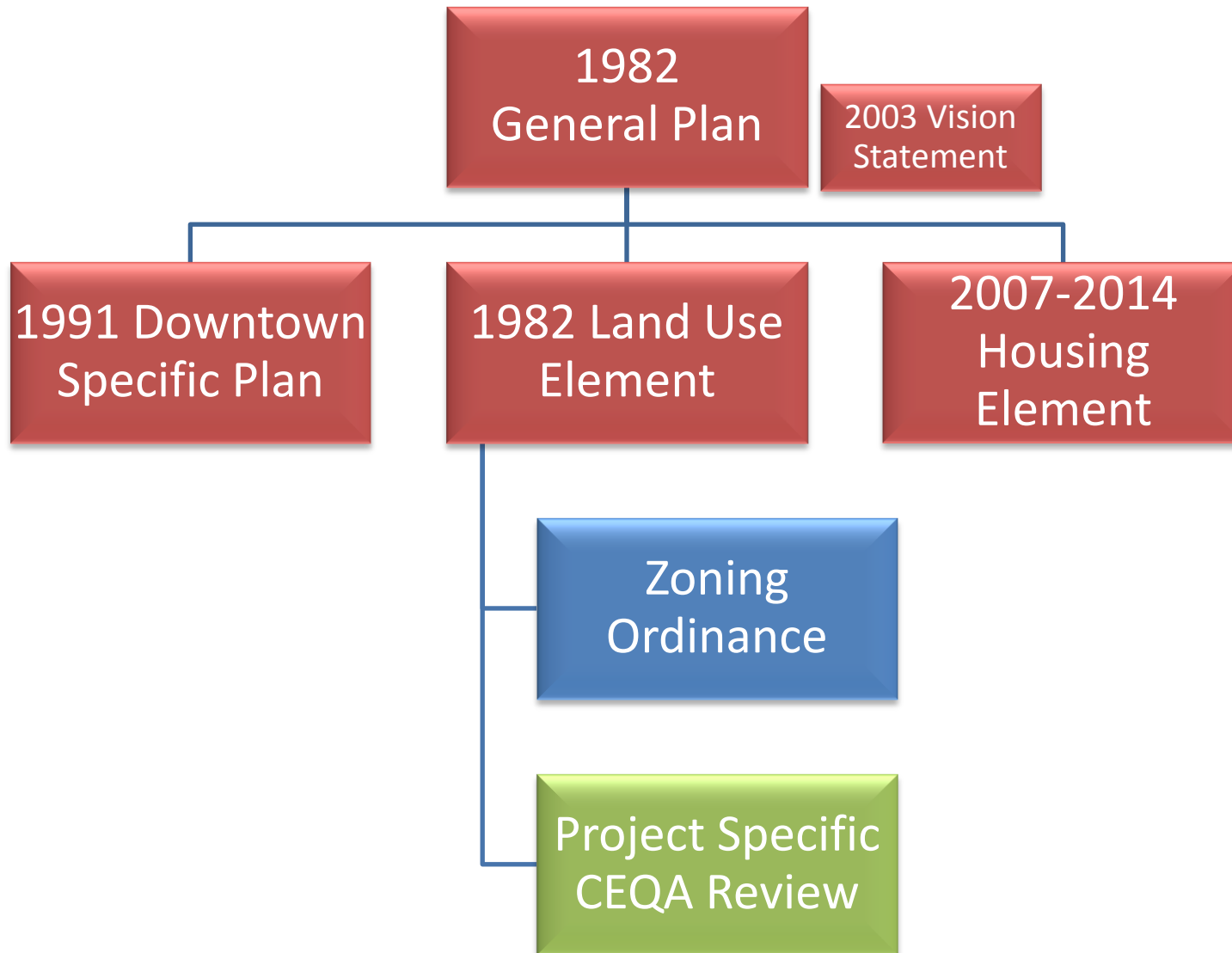
*Status: In Progress*

## 3. Circulation & Mobility EIR

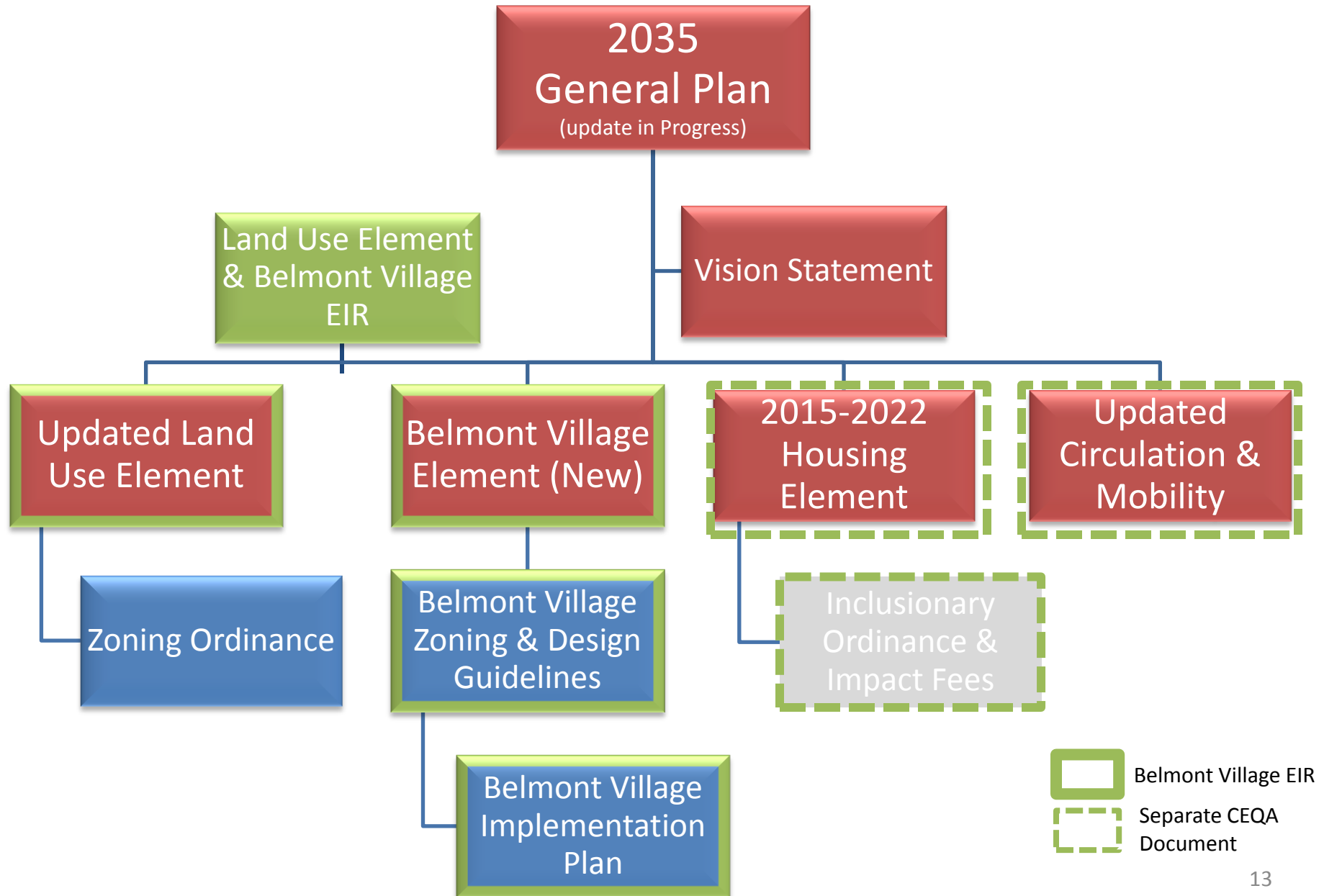
- Stand alone CEQA review will leverage environmental analysis prepared for the Belmont Village and Land Use EIR

*Status: In Queue*

# Current Downtown Planning Framework



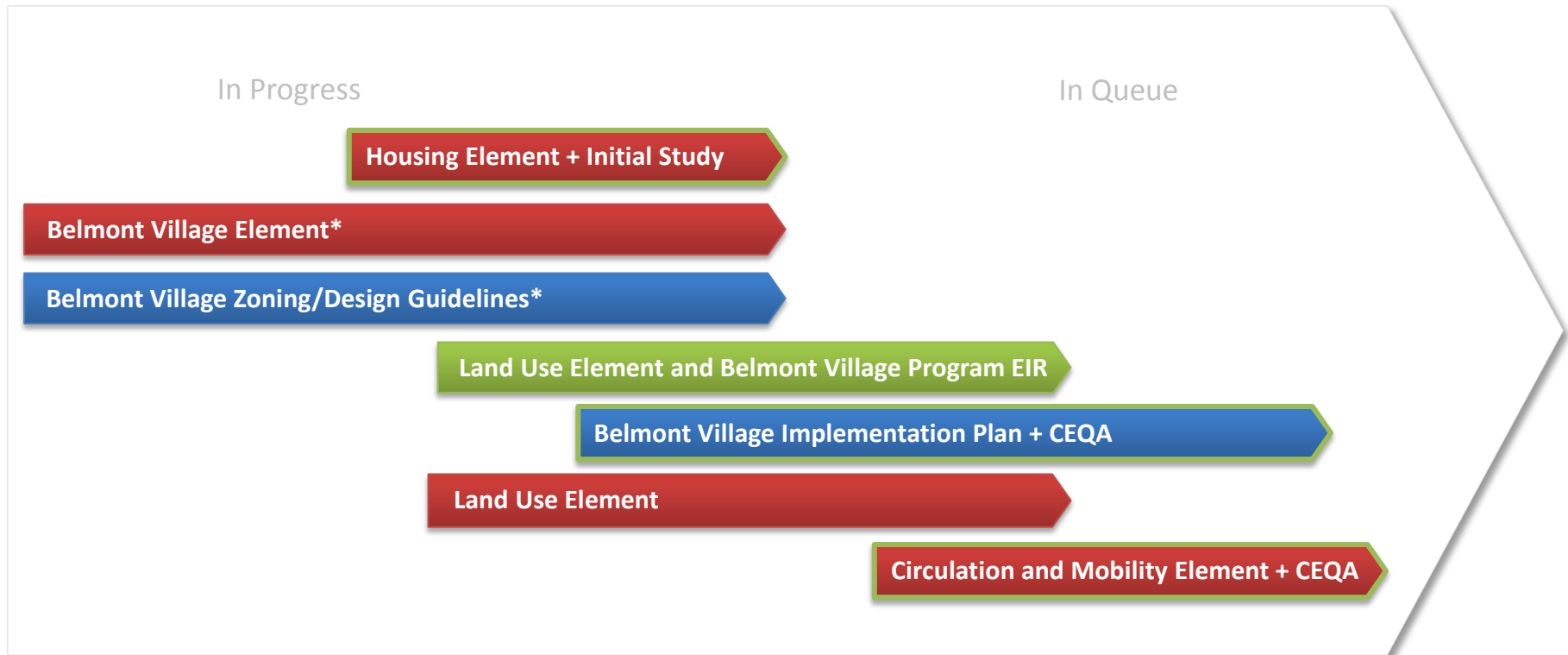
# NEW Downtown Revitalization Framework



# Action Plan

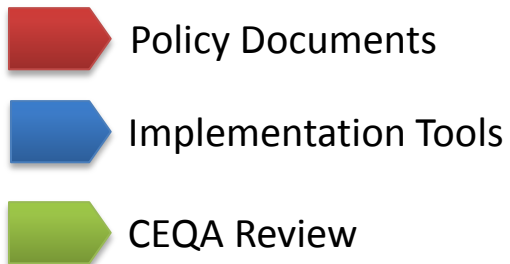
	Goals & Policies	CEQA	Tools
1. Retain Consultant; Finalize Belmont Village Element/Zoning/Design Guidelines Documents	✓		✓
2. Retain Consultant to Facilitate Land Use Element Completion	✓		
3. Retain Environmental Consultant to Prepare Land Use Element and Belmont Village Program EIR		✓	
4. Complete Housing Element Update	✓		
5. Obtain Grant Funding for Belmont Village Implementation Plan			✓
6. Retain Consultant to Facilitate Circulation & Mobility Element & EIR	✓	✓	

# Implementation Timeline



Note: All dates noted above are approximate

\* Regulatory documents are draft until CEQA documents are adopted



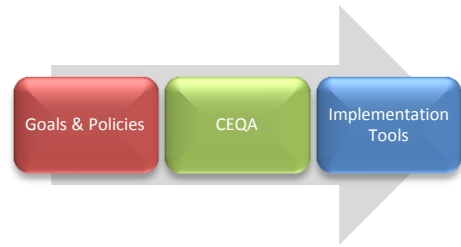


# Constraints & Funding

	Product	Status	Cost Estimate	Reimbursable?	City Council Action Needed
1.	Belmont Village Element, Zoning, Design Guidelines	Working Drafts Completed; Need Final Design Work	\$75,000	Yes, Development Impact Fee; General Plan Maintenance Fee	Authorize General Fund Advance
2.	Belmont Village Program EIR	Requesting Proposals	\$260,000	Yes, Development Impact Fee; General Plan Maintenance Fee	Authorize General Fund Advance
3.	Housing Element + Initial Study	County Collaboration; must be completed October 2014	\$15,000	Yes, Housing Impact Fee	Authorize General Fund Advance
4.	Belmont Village Implementation Plan	C/CAG Grant Submitted; Next funding Opportunity in April.	\$110,000 + Grant Funding	Yes, Development Impact Fee; General Plan Maintenance Fee	Funding Resolution Approved 1/28/14
5.	Land Use Element + EIR	Working Draft Completed; Requesting EIR Proposals	\$75,000	Yes, Development Impact Fee; General Plan Maintenance Fee	Authorize General Fund Advance
6.	Circulation & Mobility Element + EIR	In Queue	\$75,000 \$50,000	Yes, Development Impact Fee; General Plan Maintenance Fee	Authorize General Fund Advance

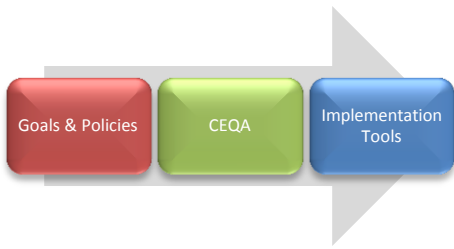
**Total: \$550,000**





# Downtown Revitalization Planning & Framework Recommended Actions

1. Implement Action Plan and Recommended Timeline.
2. Authorize Solicitation of Consultant Proposals for Council Consideration.
3. Direct Consideration of Implementing Development and Housing Impact Fees and Authorizing a General Fund Advance as Part of the FY2014 Mid-Year Review.



# Questions & Answers